

City Council Introduction: **Monday**, April 1, 2002
Public Hearing: **Monday**, April 8, 2002, at **1:30 p.m.**

Bill No. 02R-68

FACTSHEET

TITLE: **WAIVER OF DESIGN STANDARDS NO. 02003**, requested by Brian D. Carstens and Associates on behalf of R.C. Krueger Development Company, to waive the pedestrian way easement on Lot 4, Block 3, Jerrold Heights 4th Addition, generally located at Stephanie Lane and Stephanie Court (near So. 56th Street and Pine Lake Road).

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUESTS: None.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 03/20/02
Administrative Action: 03/20/02

RECOMMENDATION: Approval (9-0: Carlson, Duvall, Krieser, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes').

FINDINGS OF FACT:

1. The staff recommendation to approve this waiver request is based upon the following analysis:
 - A. As part of the Jerrold Heights P.U.D., the pedestrian easement would have connected Stephanie Lane to proposed neighborhood commercial services. Use Permit #112 approved a medical/office building on that site.
 - B. If the pedestrian way easement is removed, the neighborhood would still have adequate pedestrian access to the medical office building due to the relatively short block length along Stephanie Lane and the presence of sidewalks on both sides of the street.
2. This application was placed on the Consent Agenda of the Planning Commission on March 20, 2002, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: March 25, 2002

REVIEWED BY: _____

DATE: March 25, 2002

REFERENCE NUMBER: FS\CC\2002\WDS.02003

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standards #02003

DATE: March 5, 2002

PROPOSAL: To release the dedicated 5' pedestrian way easement on Lot 4, Block 3, Jerrold Heights 4th Addition.

LAND AREA: 800 square feet, more or less (easement area of 5' x 160')

CONCLUSION: With the change in use from neighborhood commercial to medical office building, the pedestrian way easement is no longer necessary. The sidewalk in the easement was never built. The relatively short block length along Stephanie Lane ensures adequate pedestrian access to Urology P.C.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 4, Block 3, Jerrold Heights 4th Addition, located in the SE 1/4 of Section 17, T9N, R7E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: Stephanie Lane and Stephanie Court (near S. 56th Street and Pine Lake Road)

APPLICANT: R.C. Krueger Development Company
2929 Pine Lake Road
Lincoln, NE 68516

OWNER: Thomas P and Stephanie K Rogge

CONTACT: Brian D. Carstens
Brian D. Carstens & Associates
601 Old Cheney Road - Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Single family house

SURROUNDING LAND USE AND ZONING:

North:	R-3	Single family housing
South:	R-3	Single family housing
East:	O-3	Office/medical
West:	R-3	Residential

HISTORY:

July 9, 1998 City Council voided the Jerrold Heights P.U.D.

June 22, 1998 City Council approved Use Permit #112 for the medical/office building to the east.

April 27, 1992 City Council approved the Jerrold Heights 4th Addition final plat.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan designates this area as Urban Residential.

UTILITIES: Available

TRAFFIC ANALYSIS: Stephanie Lane is a local street

PUBLIC SERVICE: City of Lincoln fire and police

ANALYSIS:

1. As part of the Jerrold Heights P.U.D., the pedestrian easement would have connected Stephanie Lane to proposed neighborhood commercial services. Use Permit #112 approved a medical/office building on that site.
1. If the pedestrian way easement is removed, the neighborhood would still have adequate pedestrian access to the medical office building due to the relatively short block length along Stephanie Lane and the presence of sidewalks on both sides of the street.

Prepared by:

Jason Reynolds
Planner

WAIVER OF DESIGN STANDARDS NO. 02003

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

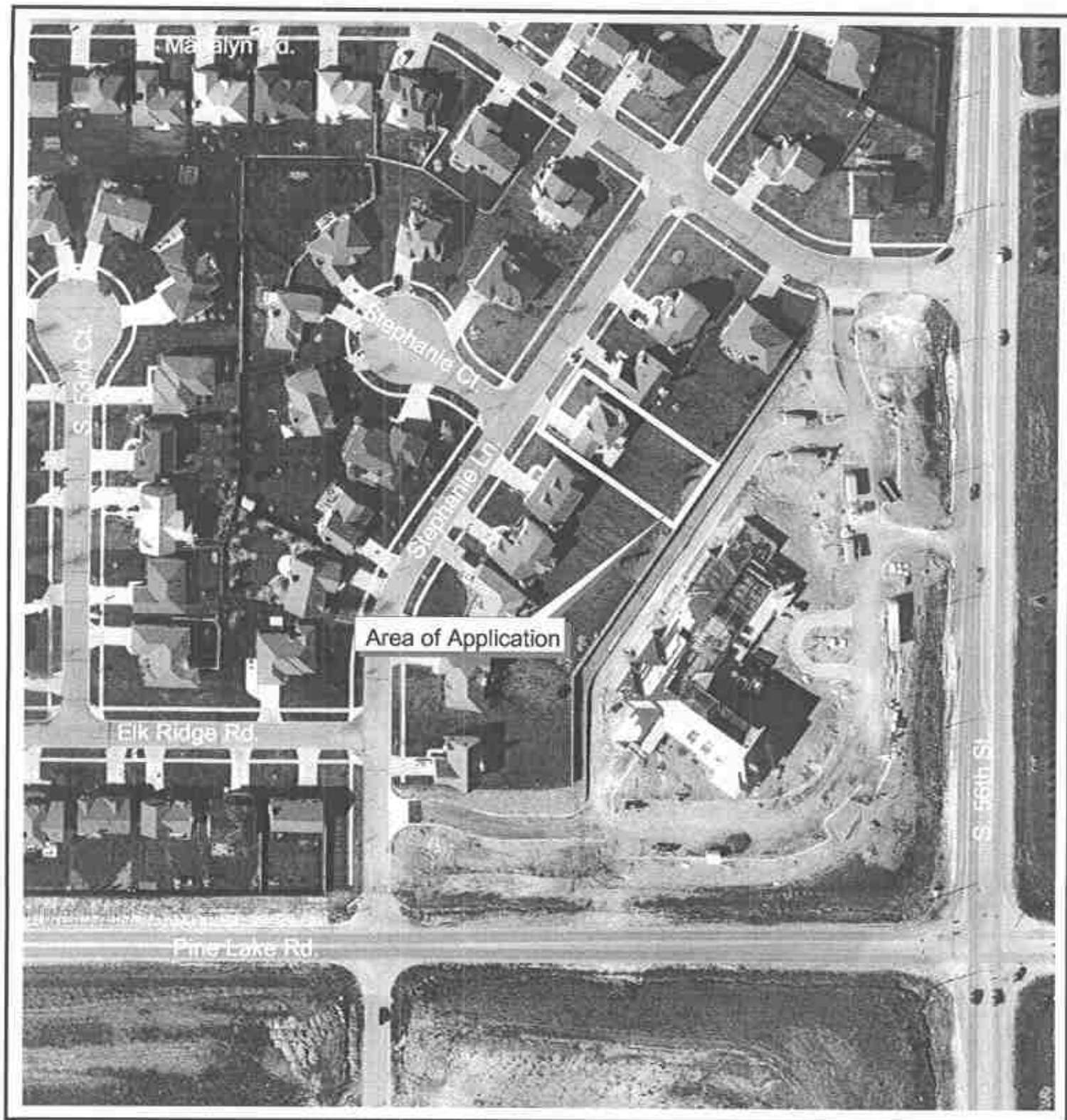
March 20, 2002

Members present: Carlson, Duvall, Krieser, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor.

The Consent agenda consisted of the following items: **STREET AND ALLEY VACATION NO. 02002; WAIVER OF DESIGN STANDARDS NO. 02003; and FINAL PLAT NO. 01037, STONE RIDGE ESTATES ADDITION.**

Carlson moved to approve the Consent Agenda, seconded by Duvall and carried 9-0: Carlson, Duvall, Krieser, Larson, Newman, Schwinn, Steward, Bills-Strand and Taylor voting 'yes'.

Note: This is final action on the Stone Ridge Estates Addition Final Plat No. 01037, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



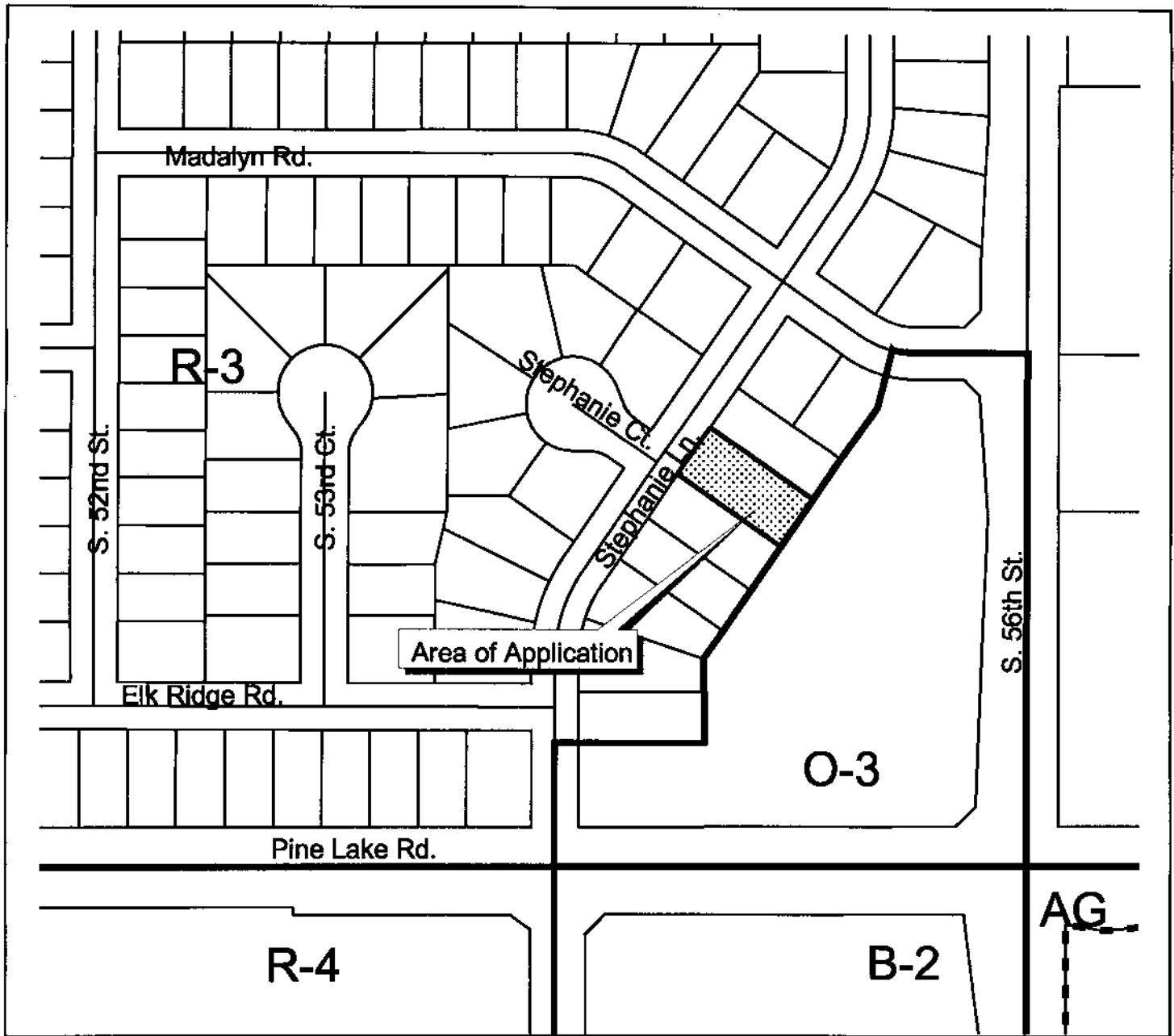
Waiver of Design Standards #02003
NW of S 56th & Pine Lake Rd.
Jerrold Heights 4th Add.



005

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

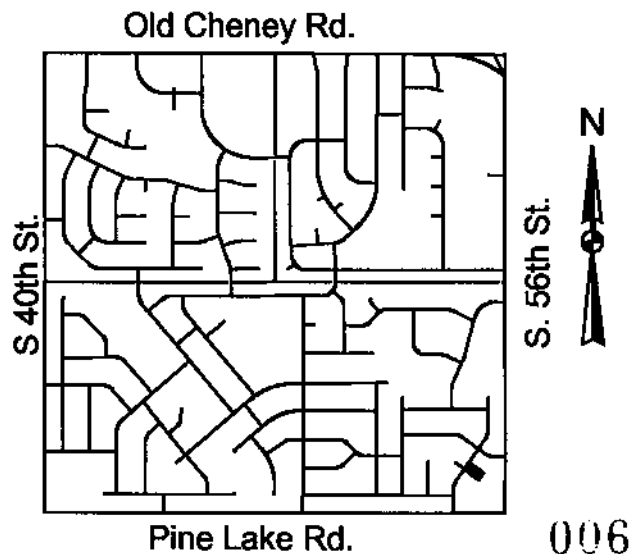
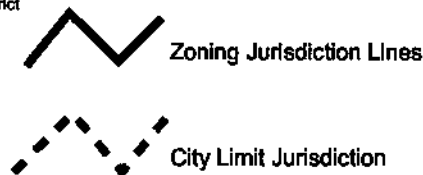


Waiver of Design Standards #02003
NW of S 56th & Pine Lake Rd.
Jerrold Heights 4th Add.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 17 T9N R7E



006

[illegible]

$\angle = 34^{\circ} 38' 50''$
 $R = 158.00'$
 $T = 49.28'$
 $L = 95.54'$

- Ut. t,
Easement
(Typ)

OUTLOT "A"
(Non-Buildable
Until Replotted)

Easement (Type)

STREETS

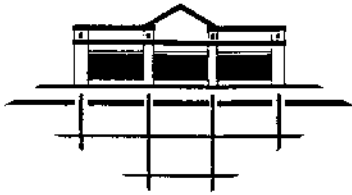
5617

HLMOS

007

S.E. Corner.
Section 17,
T. 9 N., R. 7 E.

SURVEYOR'S CERTIFICATE



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 28, 2002

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: RELEASE OF PEDESTRIAN EASEMENT ON LOT 4, BLOCK 3,
JERROLD HEIGHTS 4TH ADDITION

Dear Kathleen,

On behalf of R.C. Krueger Development Company, we respectfully request that the City of Lincoln release the dedicated 5 foot wide pedestrian easement on Lot 4, Block 3, Jerrold Heights 4th Addition. This pedestrian easement was originally intended to provide pedestrian circulation between the Jerrold Heights neighborhood and the proposed "P.U.D. uses" that were originally approved with the Jerrold Heights Planned Unit Development.

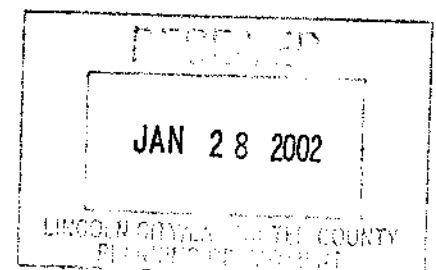
On June 22, 1998, the Lincoln City Council approved Use Permit #112 which allowed the P.U.D. commercial area to become a 30,000 square foot office/ medical facility for Urology, P.C.. During that approval, it was determined that the pedestrian link back to the neighborhood would not be necessary. We failed to ask for the easement to be released at that time.

Please contact me if you have any further questions.

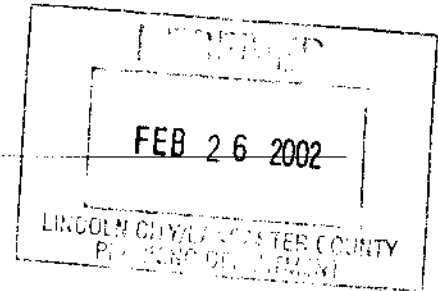
Sincerely,

Brian D. Carstens

cc: Rick Krueger



M e m o r a n d u m



To: Jason Reynolds, Planning Department

From: Charles W. Baker, Public Works and Utilities *Buff*

Subject: Waiver of Design Standards # 02003
Jerrold Heights 4th Addition Pedestrian Easement

Date: February 25, 2002

cc: Roger Figard
Nicole Fleck-Tooze
Harry Kroos

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for Waiver of Design Standards of the Pedestrian Easement on Lot 4, Block 3, Jerrold Heights 4th Addition. Public Works agrees that with the change of use from the original commercial area to office/medical that the pedestrian easement is no longer necessary. Public Works recommends approval of the proposed waiver of design standards.